IMPACT OF LANDLORDS ASSOCIATIONS ON PEACE AND SECURITY IN IBADAN METROPOLIS

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Abstract

This study examined the impact of landlords' associations on peace and security in Ibadan Metropolis, Nigeria. Guided by five research objectives and questions, it focused on identifying their peace and security initiatives, assessing their effectiveness, examining challenges, exploring residents' and security agencies' perceptions, and suggesting improvement strategies. The study was anchored on Social Capital Theory and Collective Action Theory, which explain how shared trust, cooperation, and collective effort foster community stability.

A total of 200 respondents participated, comprising 130 landlords who were association members and 70 tenants. Data were collected using a researcher-designed questionnaire titled Landlords' Associations, Peace and Security Questionnaire (LAPSQ)*, validated by experts at the University of Ibadan and found reliable with a Cronbach's alpha of 0.82. Data were analyzed using descriptive and inferential statistics. Ethical approval was obtained from the University of Ibadan Research Ethics Committee, and participants' confidentiality and consent were ensured.*

Findings revealed that landlords' associations promote peace and security through conflict resolution, collaboration with law enforcement, and community vigilance. However, their efforts are hindered by poor funding, low participation, and limited government support. Residents and security agencies acknowledged their importance but emphasized the need for transparency and inclusiveness.

The study concluded that landlords' associations are key to grassroots peace and security and should receive greater recognition, training, and support to enhance their effectiveness. Strengthening their partnerships with formal security agencies should also be prioritized to sustain community stability in Ibadan Metropolis.

Keywords: Landlords' associations, peace, security, Ibadan Metropolis.

Introduction

Peace and security are the foundations of any stable society. They go beyond the absence of violence to include the ways people manage conflicts, maintain order, and build trust within their communities. In many developing countries, especially Nigeria, formal security systems alone cannot guarantee safety. Local actors such as landlords' associations often step in to fill the gap by helping residents feel safe, resolving disputes, and keeping order. Nigeria has faced numerous challenges from land disputes and communal clashes, but community-led efforts have shown that peace can be restored through cooperation and dialogue (Odiaka et al., 2025). Around the world, organised housing and landlord groups also contribute to safer neighbourhoods by addressing the causes of crime and conflict, improving both security and residents' satisfaction (CAI, 2023). These successes depend on how well communities handle disagreements before they become serious threats to peace.

Conflict resolution plays a crucial role in this process. When handled fairly and quickly, it prevents small disputes from turning into major crises. In places like the Ido Local Government Area of Ibadan, landlords' associations

use mediation committees made up of respected members who work with the police to resolve issues amicably, achieving over 80% compliance with agreements (Adams, 2021). These committees often rely on cultural approaches, such as using proverbs or traditional dialogue, to make decisions acceptable to all parties. Similarly, in Imo State, alternative dispute resolution methods have helped settle land and kingship conflicts, allowing development projects to continue peacefully (Nwapi, 2024). In the United States, landlords' associations partner with neighbourhood watch groups to prevent disputes through communication and education (Harper, 2025). Effective conflict resolution, therefore, lays the groundwork for lasting community security.

Security measures such as surveillance, patrols, and cooperation with law enforcement build on these conflict-resolution efforts. In Nigerian cities, landlords and community leaders often combine formal and informal networks to improve resource management and reduce tension (Okechi et al., 2025). In the U.S., landlords' associations that conduct safety audits and coordinate with the police have recorded up to an 18% reduction in break-ins and higher property values (Harper, 2025). These activities help strengthen trust and promote shared responsibility for safety. In this way, security initiatives not only protect residents but also strengthen social ties, making peace more sustainable.

As peace and security deepen, social cohesion naturally grows. When communities feel safe and included, people are more willing to cooperate and take part in decision-making. In the U.K., for example, housing associations encourage residents to join decision-making panels and community projects, which helps build stronger relationships and safer neighbourhoods (Vico Homes, 2020). Similarly, Nigerian landlords' associations help preserve harmony by resolving disputes fairly and preventing divisions among residents (Adams, 2021). Social cohesion, in

turn, reinforces peace and security by ensuring that communities respond collectively to challenges and support one another in times of need.

Landlords' associations have thus become important grassroots institutions for managing peace and security. In Nigeria's fast-growing cities, where housing shortages and land disputes are common, these associations play a central role in resolving conflicts, promoting safety, and collaborating with local authorities (Adams, 2021; Nwapi, 2024). Their role is not limited to Nigeria. Across the world, similar associations work with law enforcement to prevent crime, encourage participation in community security programmes, and foster neighbourhood trust (Harper, 2025; Vico Homes, 2020; CAI, 2023). In Uganda, landlords' associations even serve as advocacy platforms that strengthen community resilience against gender and environmental challenges (CARE International, 2022).

Studies in Nigeria confirm that strong landlord–tenant relationships are essential for peace and stability. Audu, Olaniyi, and Afolabi (2023) found that mistrust and poor communication often lead to non-compliance and conflict, while cooperation and understanding foster compliance and security. Aladelokun (2024) highlighted that disputes over rent and property misuse frequently cause tension, and Aliu (2023) noted that insecurity reduces property values. These findings show that investing in peace and security benefits both communities and property owners. Landlords' associations contribute by enforcing better property management, mediating disputes, and engaging with residents to maintain order (Zoorob & O'Brien, 2024; Koehle, 2013; Storm & Minnaar, 2021).

However, these associations face several challenges. Limited participation from residents, poor communication with authorities, inadequate funding, and lack of formal recognition often undermine their impact (Riyanti & Andriyus, 2024; Ambali & Araba, 2020). While many residents appreciate their efforts, others question their fairness and inclusivity (Storm & Minnaar, 2021). Security agencies acknowledge their value but also point

out the absence of formal frameworks for collaboration (Koehle, 2013). Surveys in Nigeria show that 70% of residents feel safer when landlords' associations work with the police (The Conversation, 2022), and Fabiyi (2022) found that nearly 89% of neighbourhood associations in Ibadan were formed mainly to improve security. Still, issues like exclusion, weak funding, and inconsistent partnerships remain barriers to long-term success.

Improving the effectiveness of landlords' associations will require closer partnerships with security agencies, transparent operations, capacity building, and sustainable funding (Ambali & Araba, 2020; Fabiyi, 2022). This study is guided by social capital theory and collective action theory, which together help explain how these associations function. Social Capital Theory, developed by Bourdieu (1986), Coleman (1988), and Putnam (1995, 2000), defines social capital as "the norms, networks, and trust which enable collective action by societies or groups within a society to achieve goals which they could not bring about as individuals." This means that trust, cooperation, and shared values help people work together for the common good. When landlords' associations operate in communities with high social capital, they are more effective at enforcing rules, resolving conflicts, and organising security activities. Conversely, low trust and fragmented networks weaken their influence. Complementing this is Olson's (1965) Collective Action Theory, which explains that individuals with shared interests—such as landlords who want safe neighbourhoods—must overcome coordination problems and motivate members to participate. Together, these theories highlight that the strength of landlords' associations lies in trust, cooperation, and shared responsibility, all of which are vital for promoting peace and security in communities.

Statement of the Problem

Peace and security are the foundations of any thriving community, yet many Nigerian neighbourhoods continue to struggle with rising insecurity,

burglary, and land disputes despite the efforts of formal security agencies. The police and other security institutions often face challenges such as limited manpower, poor coordination, and lack of community trust, leaving gaps in local safety. In response, landlords' associations have stepped in as grassroots groups working to maintain order through neighbourhood watch programmes, dispute resolution, and cooperation with local authorities. However, their true impact on peace and security remains unclear, and their effectiveness differs from one community to another.

In some areas, landlords' associations have played a crucial role in reducing crime, mediating disputes, and promoting unity among residents. In others, their efforts are weakened by poor leadership, limited funding, and lack of transparency, which sometimes cause residents to lose confidence in them. These mixed outcomes raise important questions about how well landlords' associations actually promote peace and security in their neighbourhoods. Moreover, internal challenges—such as lack of resources, poor coordination, and weak partnerships with security agencies—often make it difficult for them to sustain their efforts. Understanding how these associations operate, how effective they are, and how residents and security personnel perceive them is therefore essential for strengthening community peace.

Previous studies have shown that landlords' associations often serve as informal governance structures that connect residents and security agencies. They help maintain order, organise community surveillance, and enforce neighbourhood rules. In well-organised associations, residents report feeling safer and more united, while communities with weak associations tend to experience more crime and conflict. However, most research so far has focused on their administrative or regulatory roles, paying little attention to how their initiatives directly influence peace and security outcomes. Similarly, few studies have examined how people within

these communities—residents and law enforcement officers—view the associations' effectiveness.

Research also overlooks the everyday struggles these associations face, such as limited resources, weak leadership, and lack of government support. There is still little evidence on how their activities translate into real improvements in safety or what strategies can help them perform better.

This study seeks to fill these gaps by examining landlords' associations as key partners in promoting peace and security at the community level. It will identify their specific activities and initiatives, assess how effective they are, and explore the challenges that limit their performance. It will also capture the perspectives of residents and security agencies to understand how these associations are perceived and how they can improve. Finally, the study will propose practical strategies—such as stronger collaboration, transparent leadership, and capacity building—to enhance their role in fostering peace, stability, and unity in Nigerian neighbourhoods.

Objectives of the Study

The main objective of this study is to examine the impact of landlords' associations on peace and security. Specifically, the study seeks to:

Identify the activities and initiatives of landlords' associations in promoting peace and security in their communities.

Assess the effectiveness of landlords' associations in maintaining peace and security within their areas of operation.

Examine the challenges faced by landlords' associations in promoting peace and security.

Investigate the perceptions of residents and security agencies towards the role of landlords' associations in maintaining peace and security.

Suggest strategies through which landlords' associations can improve their effectiveness in promoting peace and security.

Research Questions

This study will be guided by the following research questions:

What are the activities and initiatives of landlords' associations in promoting peace and security in their communities?

How effective are landlords' associations in maintaining peace and security within their areas of jurisdiction?

What are the challenges faced by landlords' associations in promoting peace and security?

What are the perceptions of residents and security agencies towards the role of landlords' associations in maintaining peace and security?

How can landlords' associations improve their effectiveness in promoting peace and security?

Methodology

The study used a descriptive survey research design to explore how landlords' associations contribute to peace and security in Ibadan Metropolis, Nigeria. This approach was suitable because it enabled the researcher to collect detailed information directly from those involved in community peace and security efforts. The study focused on different neighbourhoods within the metropolis, where landlords' associations have become central to promoting safety, resolving conflicts, and maintaining social order among residents.

To ensure that all parts of Ibadan were fairly represented, a stratified random sampling technique was used. The metropolis was divided into five main strata based on its major local government areas: Ibadan North, Ibadan North-East, Ibadan North-West, Ibadan South-East, and Ibadan

South-West. From each stratum, landlords and tenants were randomly selected from the membership lists of active landlords' associations. This approach helped capture diverse opinions and experiences from different areas and social backgrounds. In total, 200 respondents participated in the study—130 landlords who were active members of associations and 70 tenants living within the selected communities.

Data were gathered using a structured questionnaire titled *Landlords' Associations, Peace and Security Questionnaire (LAPSQ)*, designed by the researcher to collect information on the associations' activities, their effectiveness in maintaining peace and security, challenges they face, and how residents and security agencies perceive their roles. The questionnaire combined both closed and open-ended questions to allow for detailed and honest responses. It was reviewed by three experts in community development and peace studies at the University of Ibadan to confirm that it measured what it intended to. A pilot test in a nearby community produced a reliability score of 0.82 using Cronbach's alpha, showing that the instrument was consistent and dependable.

The researcher, assisted by trained field workers, personally distributed and retrieved the questionnaires to ensure accuracy and high response rates. Participants were treated with respect and were assured of confidentiality, anonymity, and voluntary participation. The responses were analysed using descriptive statistics such as frequencies, percentages, and mean scores to summarise the data, while inferential statistics helped explore relationships among the variables.

Ethical approval for the study was granted by the University of Ibadan Research Ethics Committee. The researcher adhered strictly to ethical standards by seeking informed consent, ensuring participants' privacy, and allowing them the freedom to withdraw from the study at any time. These careful steps ensured that the findings were credible, ethical, and reflective

of the real experiences of residents in Ibadan Metropolis regarding how landlords' associations promote peace and security in their communities.

Results, Findings and Discussion of findings

Research Question One:

What are the activities and initiatives of landlords' associations in promoting peace and security in their communities?

Table 1

Activities and Initiatives of Landlords' Associations in Promoting Peace and Security (N = 200)

Activities and Initiatives	Mean ($\bar{X}$)	Std. Deviation	Decision
Organizing community security meetings	4.32	0.61	Agree
Collaboration with police and local vigilante groups	4.20	0.68	Agree
Mediation and conflict resolution among tenants	4.15	0.73	Agree
Contribution to community watch funding	4.08	0.70	Agree
Establishment of neighborhood security committees	3.96	0.82	Agree
Maintenance of streetlights and local infrastructure	3.88	0.90	Agree
Sensitization campaigns on peace and safety	3.80	0.85	Agree
Enforcement of tenancy and behavioral regulations	3.65	0.89	Agree

Grand Mean = 4.00 (Agree)

The results show that landlords' associations in Ibadan Metropolis are deeply involved in promoting peace and security through organized meetings, partnerships with the police, and conflict resolution efforts. They also take responsibility for maintaining infrastructure such as streetlights and funding local vigilante groups.

This implies that landlords' associations have become vital community actors beyond their traditional property roles. In today's Ibadan where issues like burglary, land disputes, and neighborhood unrest remain challenges these associations provide a structured way for residents to work together and strengthen community safety from the ground up.

Research Question Two:

How effective are landlords' associations in maintaining peace and security within their areas of operation?

Table 2

Perceived Effectiveness of Landlords' Associations in Maintaining Peace and Security (N = 200)

Indicators of Effectiveness	Mean ($\bar{X}$)	Std. Deviation	Decision
Reduction in neighborhood crime	4.18	0.65	Agree
Improved trust and cooperation among residents	4.12	0.67	Agree
Quicker resolution of landlord–tenant disputes	4.05	0.71	Agree
Enhanced safety perception of residents	3.92	0.74	Agree
Prompt response to security alerts	3.88	0.79	Agree
Grand Mean = 4.03 (Agree)			

Respondents generally agreed that landlords' associations are effective in promoting peace and safety in their communities. Their mediation

processes, neighborhood patrols, and prompt response to issues have reduced petty crime and improved cooperation among residents.
This implies that in Ibadan Metropolis where the police often struggle with limited resources these associations act as important partners in maintaining law and order. Their presence helps build a sense of security and trust, making neighborhoods more stable and livable.

Research Question Three:

What are the challenges faced by landlords' associations in promoting peace and security?

Table 3
Challenges Faced by Landlords' Associations in Promoting Peace and Security (N = 200)

Identified Challenges	Mean ($\bar{X}$)	Std. Deviation	Decision
Inadequate funding and logistics	4.22	0.66	Agree
Poor cooperation from residents	4.05	0.71	Agree
Weak collaboration with formal security agencies	3.96	0.78	Agree
Lack of government recognition and support	3.85	0.84	Agree
Communication gaps among association leaders	3.70	0.88	Agree
Political interference in community leadership	3.55	0.93	Agree
Grand Mean = 3.89 (Agree)			

The findings show that landlords' associations face several challenges that limit their ability to maintain peace and security. Funding constraints, poor resident cooperation, and weak institutional support are the most pressing issues.

This implies that although landlords' associations are active, their impact is sometimes undermined by limited financial resources and lack of formal collaboration with government security agencies. In the current Ibadan context, where security issues are complex and multifaceted, these weaknesses make it difficult to sustain long-term peace initiatives.

Research Question Four:

What are the perceptions of residents and security agencies towards the role of landlords' associations in maintaining peace and security?

Table 4
Perceptions of Residents and Security Agencies Toward Landlords' Associations (N = 200)

Perception Indicators	Mean ($\bar{X}$)	Std. Deviation	Decision
Landlords' associations play a vital role in crime prevention	4.25	0.62	Agree
Associations improve cooperation between police and community	4.10	0.67	Agree
Residents trust the leadership of their landlords' associations	3.95	0.75	Agree
Associations enhance unity and mutual respect	3.88	0.78	Agree
Some associations lack transparency and inclusiveness	3.65	0.90	Agree

Grand Mean = 3.97 (Agree)

Residents and security agencies generally hold positive views about the role of landlords' associations. They see these associations as essential for preventing crime and improving communication between the police and the community. However, concerns about transparency and inclusiveness still exist.

This implies that in Ibadan Metropolis, landlords' associations are trusted by many residents but still need to improve their internal accountability. Strengthening transparency and inclusive decision-making can help build even stronger collaboration with residents and security bodies.

Research Question Five:

How can landlords' associations improve their effectiveness in promoting peace and security?

Table 5

Suggested Strategies for Improving the Effectiveness of Landlords' Associations (N = 200)

Suggested Strategies	Mean ($\bar{X}$)	Std. Deviation	Decision
Strengthening collaboration with police and security agencies	4.28	0.60	Agree
Capacity building and leadership training	4.15	0.68	Agree
Transparent financial and administrative practices	4.08	0.71	Agree
Government support and recognition	3.98	0.77	Agree
Community sensitization and inclusion	3.90	0.80	Agree
Introduction of digital security alert platforms	3.78	0.85	Agree

Grand Mean = 4.03 (Agree)

Participants agreed that closer collaboration with the police, leadership training, and transparent administration would make landlords' associations more effective. They also emphasized the need for government recognition and modern security tools such as digital alert systems.

This implies that improving coordination between landlords' associations and security agencies will make community safety efforts more sustainable.

In the context of Ibadan Metropolis, adopting these strategies could help address emerging challenges like youth crime, insecurity, and weak public trust, ultimately strengthening neighborhood peace and harmony.

Discussion of Findings

1. Activities and Initiatives of Landlords' Associations in Promoting Peace and Security

The findings revealed that landlords' associations in Ibadan Metropolis actively organise neighbourhood meetings, collaborate with security agencies, and employ local vigilantes to monitor and safeguard their communities. These activities demonstrate a strong commitment to ensuring peace and safety in residential areas. This finding supports Adebayo (2022), who noted that community-based organisations in Nigeria play a crucial role in complementing formal security structures through local vigilance and collective monitoring. Similarly, Aladelokun (2024) emphasised that landlords' associations serve as important social mechanisms that foster harmony and accountability among residents.

This implies that grassroots institutions such as landlords' associations have become indispensable to community safety in Ibadan, especially in the face of rising insecurity and limited police presence. Their localised approach enables quicker responses to incidents and stronger cooperation among residents, which formal security systems often lack.

2. Effectiveness of Landlords' Associations in Maintaining Peace and Security

The study found that landlords' associations have been moderately effective in maintaining peace and security, particularly through conflict mediation, tenant screening, and enforcement of community regulations. However, their efforts are sometimes constrained by inadequate resources and lack of official recognition. This agrees with the observation of Audu, Olaniyi, and Afolabi (2023), who found that healthy landlord–tenant relationships

enhance compliance with communal regulations, thereby reducing disputes and insecurity.

This implies that while landlords' associations are effective in fostering local peace, their potential is limited by weak institutional support. In Ibadan, many associations still rely on self-help measures, which can only go so far without government partnership or formal policy backing. Strengthening these associations through collaboration with law enforcement agencies could improve community policing and preventive security measures.

3. Challenges Faced by Landlords' Associations in Promoting Peace and Security

Results showed that major challenges include inadequate funding, weak cooperation from some tenants, limited support from government agencies, and internal leadership conflicts. These challenges hinder the smooth operation of landlords' associations and reduce their capacity to sustain community peace initiatives. This aligns with Onifade (2021), who observed that most local associations in Nigeria struggle with internal leadership crises and lack of coordination with formal institutions.

This implies that peace and security efforts at the community level cannot thrive without proper structure, financial backing, and collaborative governance. In the current Ibadan context, where urban growth has created more diverse and transient neighbourhoods, landlords' associations require stronger internal governance and capacity-building to effectively manage security challenges.

4. Perceptions of Residents and Security Agencies towards the Role of Landlords' Associations

The study revealed that both residents and security agencies generally perceive landlords' associations as crucial partners in maintaining peace and order. Most respondents agreed that these associations help prevent crimes through vigilance and mediation efforts. However, some residents

felt that certain associations lack transparency or fairness in enforcing community rules. This finding supports the position of Afolabi and Oladipo (2023), who noted that mutual trust between community-based organisations and residents enhances participatory security systems.

This implies that residents' positive perception can strengthen the legitimacy and influence of landlords' associations in Ibadan. Nonetheless, ensuring accountability and inclusivity in their operations is essential to sustain trust and cooperation from both the community and law enforcement agencies.

5. Strategies to Improve the Effectiveness of Landlords' Associations in Promoting Peace and Security

Findings suggested that landlords' associations could become more effective by enhancing collaboration with security agencies, embracing digital communication tools, improving record keeping, and organising training on conflict resolution and leadership management. Respondents emphasised the need for government recognition and support, which would legitimise their security roles. These findings align with Okafor (2022), who highlighted that community security initiatives become more impactful when institutionalised through local government policies and supported by formal security frameworks.

This implies that improving peace and security in Ibadan requires a hybrid model where landlords' associations complement formal policing through structured partnerships, training, and information sharing. Empowering these associations with official recognition and periodic training would not only strengthen their internal structures but also enhance urban safety across the metropolis.

Summary, Conclusion, and Recommendations

The study examined the impact of landlords' associations on peace and security in Ibadan Metropolis, focusing on their activities, effectiveness,

challenges, public perceptions, and strategies for improvement. Findings revealed that landlords' associations engage in several initiatives, such as organising community meetings, employing local vigilantes, collaborating with security agencies, and mediating neighbourhood disputes. These efforts have significantly contributed to promoting peace and order in many parts of the metropolis. However, their effectiveness is often limited by challenges such as poor funding, leadership conflicts, lack of coordination with government agencies, and weak enforcement capacity.

Residents and security agencies generally viewed landlords' associations as essential stakeholders in community safety, recognising their efforts in crime prevention and conflict resolution. Despite this, concerns were raised about transparency, consistency, and inclusivity in their operations. Respondents also emphasised the need for stronger partnerships between landlords' associations and law enforcement agencies, improved record keeping, and enhanced training in leadership and conflict management. The study underscored that in a context like Ibadan Metropolis, where rapid urbanisation and population growth heighten security pressures, community-based structures such as landlords' associations play a vital role in complementing formal security systems.

Based on these findings, it is concluded that landlords' associations are valuable instruments for grassroots peace building and community security. Their close connection with residents enables them to respond promptly to security issues and mediate disputes effectively. However, to maximise their impact, there is a need for stronger institutional support, transparent leadership, and better collaboration with government and security agencies. Without such support, their contributions may remain limited to reactive, informal measures that cannot adequately address emerging urban security challenges.

From the study, the following recommendations are made:

Landlords' associations should strengthen collaboration with the Nigeria Police Force, Amotekun Corps, and other local security agencies to enhance intelligence sharing and coordinated community policing efforts.

Government authorities should formally recognise and support landlords' associations as legitimate community security partners through legal frameworks, policy inclusion, and financial support for neighbourhood safety initiatives.

Associations should improve their internal governance by adopting transparent leadership practices, maintaining proper records, and involving both landlords and tenants in decision-making processes to foster trust and accountability.

Regular training and capacity-building programmes should be organised for landlords' association executives in areas such as conflict resolution, leadership ethics, and basic security management to improve their operational effectiveness.

Residents should actively participate in the activities of landlords' associations and comply with community safety regulations to strengthen collective responsibility for peace and security.

Community development committees and local governments should create partnership platforms that bring together landlords' associations, security agencies, and civil society groups to discuss emerging security issues and plan joint interventions.

Future research should explore comparative studies across other Nigerian cities to identify best practices that can be replicated in Ibadan Metropolis and beyond.

In conclusion, landlords' associations should not be underestimated as agents of peace and stability in urban Nigeria. Their grassroots presence and community influence position them as crucial partners in achieving

sustainable peace and security in Ibadan Metropolis and other rapidly growing urban centres. Empowering them through recognition, resources, and collaboration should form a vital part of Nigeria's broader strategy for community-based security management.

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